006.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	995,800 / 995,800
					USE VALUE:	995,800 / 995,800
					ASSESSED:	995,800 / 995,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	-56	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARNEY MICHAEL S/ TRUSTEE
Owner 2:	54 ORVIS ROAD REALTY TRUST
Owner 3:	
Street 1:	54 ORVIS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARNEY MICHAEL S -
Owner 2:	-
Street 1:	54 ORVIS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,793 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Wood Shingle Exterior and 2841 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5793.000	517,200	3,600	475,000	995,800
Total Card	0.133	517,200	3,600	475,000	995,800
Total Parcel	0.133	517,200	3,600	475,000	995,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.50 | /Parcel: 350.5

Legal Description

User Acct 5942

GIS Ref

GIS Ref

Insp Date 11/03/17

Entered Lot Size

Total Land:

Land Unit Type:

!625!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	517,300	3600	5,793.	475,000	995,900	995,900	Year End Roll	12/18/2019
2019	104	FV	400,600	3600	5,793.	504,700	908,900	908,900	Year End Roll	1/3/2019
2018	104	FV	400,300	3600	5,793.	368,100	772,000	772,000	Year End Roll	12/20/2017
2017	104	FV	375,500	3600	5,793.	320,600	699,700	699,700	Year End Roll	1/3/2017
2016	104	FV	375,500	3600	5,793.	273,100	652,200	652,200	Year End	1/4/2016
2015	104	FV	334,500	3600	5,793.	267,200	605,300	605,300	Year End Roll	12/11/2014
2014	104	FV	334,500	3600	5,793.	219,700	557,800	557,800	Year End Roll	12/16/2013
2013	104	FV	348,100	3600	5,793.	209,000	560,700	560,700		12/13/2012

PRINT

Date	Time
12/10/20	16:22:35

LAST REV

Date	Time
11/06/20	10:52:03

mmcmakin

625

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARNEY MICHAEL	75845-453	1	10/8/2020	Convenience	100	No	No		
CARNEY BARBARA	68695-293		12/30/2016	Estate/Div	578,000	No	No		
CARNEY JOHN F-B	38965-529		4/28/2003	Family	99	No	No		
	13363-441		12/29/1977		58,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	5942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5793		Sq. Ft.	Site		0	80.	1.03	1									475,031						475,000	

Total AC/HA: 0.13299 | Total SF/SM: 5793 | Parcel LUC: 104 Two Family | Prime NB Desc: ARLINGTON | Total: 475,031 | Spl Credit | Total: 475,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03237438
Const Adj.:	0.98990101
Adj $ / SQ:	173.731
Other Features:	115000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702737
Depreciation:	185522
Depreciated Total:	517214

COMMENTS

EST UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	5	2	
Totals			
2	11	5	

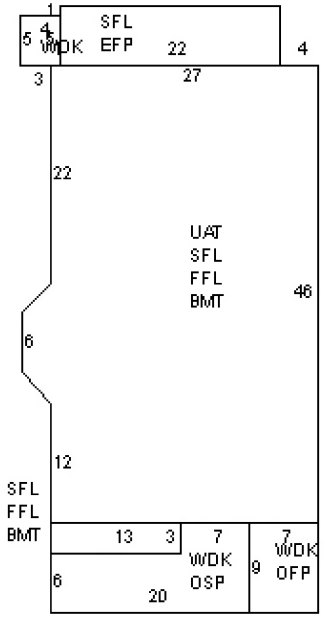
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	104.91
Final Total:	517200	Val/Su SzAd	188.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,439	173.730	249,999
BMT	Basement	1,307	52.120	68,120
FFL	First Floor	1,307	173.730	227,067
UAT	Upper Attic	317	85.130	26,986
WDK	Deck	224	10.360	2,320
OSP	Screen Porch	141	30.710	4,330
EFP	Enclos Porch	132	47.370	6,252
OFP	Open Porch	63	42.260	2,662
	Net Sketched Area:	4,930	Total:	587,736

Size Ad	2746	Gross Are	5881	FinArea	2841

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	F	FR	1917	19.75	T	50	104			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600